

MINUTES
(Amended)

WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Lower Level Conference Room

April 20, 2010

The meeting was called to order at 8:30 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Gary Lehman, Larry Oates, Linda Sorensen,
Janet Elmore, Dottie Rausch

Absent:

Mayor Dennis commented that should the West Lafayette School Referendum pass, the City of West Lafayette and the City of West Lafayette Redevelopment Commission will not accept any gain based on the referendum; the money will go back to the *underlying entities*, which is what the citizens want. President Oates explained the TIF districts' boundaries with relation to the West Lafayette School Corporation district tax boundaries. It was agreed by the Redevelopment Commission that should the referendum pass; any increase in the assessed value received would be passed through to the *underlying entities to benefit all taxpayers*.

Old Business:

Minutes

Commissioner Damico moved to approve the minutes of the March 23, 2010 Redevelopment Commission meeting. Commissioner Sorensen seconded. Commissioner Curtis requested clarification regarding Resolution RC 2010-3 by changing "*misplacement of the 2010 Budget previously submitted to the State of Indiana*" to "*due to the Department of Local Government Finance's misplacement of the 2010 Budget previously submitted*". Commissioner Lehman requested his name be removed from the roll call votes as he was not present at the meeting. Commissioner Curtis motioned to amend the minutes as previously delineated. Commissioner Damico seconded. The motion to amend the minutes passed 5-0. The March 23, 2010 minutes were approved as amended 5-0.

Cumberland Avenue Update

City Engineer Dave Buck spoke about the progress on the Cumberland Avenue Reconstruction Project. Work is continuing on the pond and nearing completion with the

plantings and wetland installation soon to be scheduled. Installation of pipe work and storm structures is continuing along the road corridor and is about 25% complete. Utility coordination is continuing. Scheduling for May and June includes drains, curbs and pavement. The project continues to be on schedule and weather permitting, a June 15th opening is planned. Lane restrictions on U.S. 52 are planned in order to provide additional pedestrian improvements in the median area.

Other

There was no further Old Business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial schedules which reflected financial transactions, approved payments and interest income to date. The computation of the Circuit Breaker tax credit and its impact on the TIF Districts was explained. A formal summary report from O. W. Krohn & Associates is being compiled for the Commission and will detail the impact of the Circuit Breaker on each TIF District.

Wabash Landing Parking Garage Proposed Change Orders

Tom Gall reviewed the work completed to date on the garage. Change Order No. 1 brings the contract to the purchase order amount which covers work completed and previously approved by the Redevelopment Commission. Change Order No. 2 includes coating work around the stairwell and additional repairs. The change orders bring the total repair amount to the \$200,000 which was budgeted to garage work in this phase. (*During the meeting, it was later determined that this is not a change order, but a separate purchase order.*)

Commissioner Curtis motioned to approve an additional expenditure on the Wabash Landing Parking Garage in the amount of \$10,767.33 to finish the 2010 repairs. Commissioner Lehman seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion passed 5-0.

Review of Parking Garage Financials

Redevelopment Commission Treasurer Rhodes gave an overview of the Parking Garage Financials and 2010 Budget. Jimmy Curtis and Wendy Watson of Sheehan Property Management, Inc. were present to answer questions. The 2010 budget and 2009

actual numbers were included. The first full year of automation is reflected in the 2009 report. Questions regarding the repayment of the debt obligation to the commission were raised. Under the management agreement, future expenses for ongoing capital repairs are the responsibility of Sheehan Property Management, Inc. President Oates questioned the plans of Sheehan Property Management, Inc. to provide for ongoing future capital maintenance. It was requested that Mr. Curtis provide the Commission with a written plan addressing the ongoing capital maintenance at the June meeting. A report from Carl E. Most & Sons will detail the anticipated capital repairs over the next five years. Redevelopment Commission Treasurer Rhodes said a realistic estimate of anticipated revenue from the garage should be determined.

Payment of Claims

Sagamore Parkway TIF Claim

\$7,230.00

Commissioner Sorensen motioned to ratify the payment of the Sagamore Parkway TIF claim. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$7,230.00 passed 5-0.

Levee/Village TIF Surplus Claims

\$55,465.87

Commissioner Lehman motioned to pay the Levee/Village TIF Surplus Claims. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$55,465.87 passed 5-0.

KCB TIF Surplus Claims approved by the BOW on behalf of the Redevelopment Commission of **\$132,014.26** were provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

Lease with Park Board on Boathouse Public Facilities

Parks Superintendent Joe Payne explained the lease agreement between the City of West Lafayette Department of Redevelopment and the Board of Parks and Recreation. The lease turns over the management of the day to day operations of the public space at the boathouse to the Park Board. Commissioner Curtis motioned to approve the lease between the West Lafayette Department of Redevelopment and the West Lafayette Board of Parks

and Recreation for the public space at the Purdue Crew Boathouse. Commissioner Damico seconded. Questions were requested.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the lease passed 5-0.

Other

Commissioner Sorensen requested an update on the Fitness Trail Project. Parks Superintendent Joe Payne noted that the latex coatings and sidewalk markers will be applied pending consistent warmer temperatures for a period of at least five days. Landscaping plants have been ordered, benches are ready to be installed, and lighting has been installed. Work is proceeding on the loop at the Happy Hollow Trail. The finished surface will be lined.

The next meetings were confirmed:

May 18, 2010 at 8:30 a.m.

June 15, 2010 at 8:30 a.m.

Meetings for the next six months will be set at the May meeting. There was no further new business.

Public Comment

Redevelopment Commission Attorney Tom Brooks, Jr. stated the West Lafayette Economic Development Commission will hold a public meeting next Thursday, April 29 at noon in the Lower Level Conference Room regarding the Westminster Bond issue.


Adjourn

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Damico seconded. The meeting adjourned at 9:42 a.m.



Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates
President